



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: January 26, 2005 REPORT NO. HO -05-014

ATTENTION: Hearing Officer

SUBJECT: RANCHO VIEWRIDGE MAP WAIVER
PTS PROJECT NUMBER: 49407

LOCATION: 4747 Viewridge Avenue

APPLICANT: Excel Engineering

SUMMARY

Requested Action - Should the Hearing Officer approve a Map Waiver to create twenty-six (26) commercial condominium units at 4747 Viewridge Avenue?

Staff Recommendation -

1. APPROVE Tentative Map Waiver No. 141764

Community Planning Group Recommendation – On November 17, 2004, the Kearny Mesa Planning Group voted 10-0-0 to recommend approval of the project with no conditions.

Environmental Review - This project is exempt from environmental review pursuant to Article 19, Section 15301(k), Existing Facilities, of the California Environmental Quality Act (CEQA).

BACKGROUND

The 1.70 acre site is located on the east side of Viewridge Avenue between Balboa Avenue and Clairemont Mesa Drive, at 4747 Viewridge Avenue in the IL-2-1 Zone within the Kearny Mesa Community Plan area (Attachment 3). The community plan designates this site for industrial development and the existing industrial complex is consistent with this designation. The site is presently developed with one, two-story structure containing twenty-six (26) commercial units and eighty-seven (87) off-street parking spaces. The site is surrounded by industrial and commercial uses.

The 74,064 square foot site is currently under construction. The project has been reviewed and determined to be in compliance with all development regulations in place. The 91 parking spaces do meet the parking requirements.

DISCUSSION

The project proposes a Tentative Map for the subdivision of a 1.70 acre site to convert twenty-six (26) existing commercial units to condominiums on one proposed lot (Attachment 5).

Section 125.0410 of the San Diego Municipal Code (SDMC) requires that a Tentative Map be processed for the subdivision of land. According to SDMC Sections 125.0440 and 125.0444, *Findings for Tentative Maps and for Condominium Conversions*, the decisionmaker may approve a Tentative Map for the purposes of the conversion of commercial property into a condominium project if the decisionmaker finds that the proposed creation of commercial units complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed Waiver and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code. In this instance the utilities are already undergrounded.

The requested creation of these commercial units as condominiums represents primarily a change in ownership.

COMMUNITY PLANNING GROUP RECOMMENDATION:

The Kearny Mesa Community planning Group voted 10-0-0 to recommend approval of this project with no additional conditions.

CONCLUSION:

Staff has reviewed the request for a Tentative Map for the conversion of twenty-six (26) commercial units into condominiums, and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps. Staff believes the required findings can be supported and recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. **Approve Map Waiver No. 141764, with modifications.**
2. **Deny Tentative Map No. 141764, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Jeannette Temple, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Map Waiver Exhibit (to Hearing Officer Only)
6. Draft Map Waiver Resolution
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology